
CHECKLIST & TABLE OF CONTENTS

APPLICANT: County Commissioners of Washington County

NAME OF SUSTAINABLE COMMUNITY: Fort Ritchie - Cascade

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- ☐ **TAB #1 Applicant Information**
- ☐ **TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4 Sustainable Community Plan**
- ☐ **TAB #5 Progress Measures**
- ☐ **TAB #6 Local Support Resolution**
- ☐ **TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Washington

Name of Sustainable Community: Fort Ritchie - Cascade

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

Northern boundary: Maryland – Pennsylvania state line

Eastern boundary: varied; Washington County-Frederick County boundary; Royer Road; Ritchie Road

Southern boundary: Tax parcel 14-017542 (Map 28, Parcel A-1)

Western boundary: varied; Tax parcel 14-017542 (Map 28, Parcel 162); Camp Ritchie Access Road

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 1210

Existing federal, state or local designations (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Community Legacy Area | <input type="checkbox"/> Designated Neighborhood |
| <input type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input type="checkbox"/> Local Historic District | <input type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District | <input type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input checked="" type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input checked="" type="checkbox"/> Other(s): <u>Camp Ritchie Historic District (Maryland Historical Trust Inventory of Historic Properties)</u> | |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

The proposed Sustainable Community Area is an unincorporated village within Washington County. Below is a list of grants received by Washington County and the impact of those funds.

OF BENEFIT TO FORT RITCHIE-CASCADE

Governors' Office for Children grant (2008 - present)

Afterschool program in Cascade

\$122,500

35 children/year in Cascade.

Grant MD-07-CD-37 (Community Development Block Grant)

Community Action Council

Pen Mar Water Connections

\$400,000

30 households

COUNTY-WIDE BENEFIT:

Grant MD-04-ED-70 (Community Development Block Grant - Economic Development)

Tri-County Council of Western MD

\$1,220,000

Fed Ex Ground land acquisition

350 jobs created

Grant MD-05-CD-28 (Community Development Block Grant)

Community Housing Resources

\$60,000

Housing Education/counseling

2182 persons

Grant MD-05-CD-36 (Community Development Block Grant)

Community Action Council

\$30,000

HMIS/Homebuyers program

91 households

Grant MD-06-CD-4 (Community Development Block Grant)

Community Action Council/City of Hagerstown

\$20,727

Housing study to target rehab funds to areas of need in Washington County

24,487 households

Grant MD-06-CD-35 (Community Development Block Grant)

Community Action Council

\$200,000

Countywide Housing Rehab program

8 single family housing units

Grant MD-07-CD-36 (Community Development Block Grant)

HNDP, Inc.

\$100,000

Fair housing activities/counseling

1,825 persons

Grant MD-NCI-4 (Neighborhood Conservation Initiative/Neighborhood Stabilization)

County/Housing Authority of Washington County

\$1,010,000

Transit Center/Rent-to-own program

2,895 persons, 4 households

Grant MD-10-CD-23 (Community Development Block Grant)

HNDP, Inc.

\$100,000

Foreclosure counseling

146 persons

Grant NSP3 MD-NCI-4 (Neighborhood Conservation Initiative/Neighborhood Stabilization)

Habitat/CAC/HNDP

\$400,000

Rental rehab/rehab for sale/downpayment assistance/counseling

4 households

Grant MD-10-CD-07 (Community Development Block Grant)

Washington County

\$677,124

Senior Center

3,000 people

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer “cornfields”?

(Answer Space 4,000 characters)

Located in an unincorporated area of Washington County, development of the proposed Sustainable Community falls under the jurisdiction of Washington County. In general, the county does not impose excessive fees nor require lengthy development reviews when compared with other Maryland jurisdictions. Bordering the Pennsylvania state line, the greater barriers to Smart Growth are the pressures from the nearby boroughs, townships and two counties in that commonwealth.

Forbes “Best States for Business” report (December 12, 2012) allows for comparisons between Maryland and Pennsylvania in the key categories affecting new business investment. Although Maryland (16) ranked higher than Pennsylvania (20) in overall scoring, Pennsylvania had a distinct advantage in “business costs” and “regulatory environment,” the two categories most relevant to the subject area.

Forbes “business costs” rating included data from Moody’s Analytics and the Tax Foundation and examined costs associated with labor, energy and taxes. Pennsylvania (2) out-performed Maryland (39). “Regulatory environment” data originated from multiple sources and covered tax incentives, labor regulations, health-insurance coverage mandates, occupational licensing, the tort system, right-to-work laws, Moody’s bond rating on the state’s general obligation debt and the transportation infrastructure.

Maryland’s strengths in the Forbes ranking, especially its skilled labor and general economic climate, are not characteristics of the Fort Ritchie area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

Housing:

The majority of the housing was built by the US Army. These are aging 2, 3 and 4 bedroom townhouses and duplexes, clustered at the rear of the proposed Sustainable Community area. PenMar Development Corporation (PMDC) manages these rental units; occupancy averages 80%. The organization classifies the buildings as in "fair/good" condition. 71.2% of the housing on the former base was built between 1960 and 1979. Other Army housing includes several single family detached homes, one of which is included in the local historic district. Housing in the adjacent Census Designated Place (CDP) of Highfield-Cascade differs: primarily owner-occupied, with more than 67% of the units built prior to 1950.

Commercial Buildings:

Army-constructed commercial buildings account for most of the non-residential structures, with sizes ranging from 1400 square feet to the 40,340 square foot commissary. Nearly all the commercial space has been vacant for the last 15 years. Conditions vary greatly.

Historic District:

The "Camp Ritchie Historic District" (WA-IV-262) includes 126 acres, with 96 contributing buildings, 3 sites, and 4 structures. Nearly all the historic buildings are vacant, although PMDC occupies a small amount of space for office and storage uses.

Public Spaces & Recreational Assets:

PMDC has opened the former base to the public. Public spaces include two lakes, the former parade grounds, and low-traffic roadways. Lakeside Hall, an 18,000 square foot Tudor style banquet facility, is available for rent. Since the Army's departure, few enhancements to the open spaces have been undertaken.

The Fort Ritchie Community Center (FRCC), built in 2008, includes a fitness center, full gymnasium, technology center, meeting facilities and other rooms. Operated as a separate non-profit, FRCC also manages a wide variety of outdoor events held on the former base.

Infrastructure:

In the area of the former base, the Army built infrastructure to standards not equivalent to that of local government. PMDC owns the water distribution system, operates a Maryland state-licensed water plant, and owns the sewer collection system, which is tied to a county-owned waste water treatment plant adjacent to the property. Capacities of the water and wastewater systems generally exceed the needs of the local community.

Deteriorating sewer collection lines will require re-lining to address inflow and infiltration. PMDC owns the electric distribution system. Infrastructure improvements already completed include a new 34KVA (expandable) substation and a new cell phone tower.

The local road network does not meet county design specifications, and is generally unlit. Access points to the former base are currently limited.

Transportation:

The rural location lacks public transit services. The subject area is accessible via two-lane roads: 10 miles from US Route 15, 20 miles from the Hagerstown Regional Airport, and 14 miles from I-70. CSX Transportation tracks are adjacent, with freight service.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The former Army property has a zoning designation of "Special Economic Development District," which is very conducive to revitalization investment. Because of the nature of the facility and past development patterns, a mixed-use designation was adopted by the county.

Principal permitted uses include, but are not limited to:

- single family residential units
- two family dwelling or duplex
- multi-family residential, including apartments, townhouse and condominiums
- daycare (adult and child)
- conference centers, hotels, boarding houses, nursing or retirement homes
- data processing, printing or publishing
- financial institutions
- golf courses, country clubs and similar recreational uses
- hospitals, medical clinics, and assisted living facilities
- laundry, dry cleaning, specialty retail, theaters, restaurants & taverns, and alcohol beverage sales
- religious institutions
- public or civic buildings, schools, trade & technical institutions, emergency service structures
- radio, television and film studios or recording facilities
- parks and recreation facilities
- offices, warehouses

Special exception uses include:

- manufacturing and/or assembly of electronics, communications, scientific, photographic or optical products or equipment
- machine shop
- military communication, training or operations support facilities
- commercial communications towers

The adjacent subject area, within the unincorporated place of Cascade, has a zoning designation of "Rural Village," intended to preserve the unique historic or rural character of existing county villages by encouraging compatible development within a defined village boundary. Permitted uses include, but are not limited to the following:

- boarding and rooming houses, bed & breakfast
- forests and wildlife preserves, fish hatcheries and similar conservation areas
- agricultural uses
- schools – public or private – elementary through high
- day-care, in-home family/child care facilities
- dwellings, semi-detached, single-family, and two-family
- mobile homes
- beauty and barber shops; bakery shops; candy stores; florist shops; garden shops, nurseries, and greenhouses; laundry or dry cleaning
- churches, parish houses and other places of worship
- public buildings, structures, and properties of public service-type, including fire, ambulance or rescue services

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

STRENGTHS:

Safety: Statistics available for the village indicate that the area is safer than 44.4% of the cities in the nation; the crime rate is less than 69% of the cities in Maryland; the estimated chance of being a victim of a crime is 1 in 86; the chance of being a victim of a violent crime 1 in 696; and the chance of being a victim of a property crime is 1 in 98. (SOURCE: www.areavibes.com; June 3, 2013)

Outdoor amenities: Area residents enjoy not only the close proximity of the recreational facilities described above, but also the adjacent Appalachian Trail, nearby golf and skiing facilities.

Events: The non-profit One Mountain Foundation organizes events, community improvement projects and other special projects for the benefit of the mountaintop area. The Fort Ritchie Community Center offers regularly scheduled fitness classes, events, and children's activities.

WEAKNESSES:

Distant proximity to goods, services and employment opportunities: The remote location makes area residents particularly car-dependent. Medical care, government services, and significant retail activity is not currently available within the proposed area.

Limited housing choice: Variety, quantity and condition of existing residential stock offers residents few opportunities that accommodate growing/shrinking households, and ownership versus rental.

Educational facilities: A public primary school is the sole educational facility.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

Air:

The Air Quality Index for Cascade is reported at 87, on a scale of 0 - 500. Per the Environmental Protection Agency, the rating places the community in a "moderate" Level of Health Concern. Only a rating of "good" exceeds that of "moderate" on the index. (Source: <http://www.usa.com/cascade-md-air-quality.htm#epaaqi>, June 3, 2013).

Land:

On the former military facility, the primary environmental issues related to the land were resolved in the following manner:

- A 2006 report on the use of Agent Orange at Fort Ritchie was settled. Any evidence of the defoliant was "long gone" from the garrison.
- The Army previously considered open space and the forested mountain clear of unexploded ordnance to a depth of a foot or more.
- Unresolved is the one-third acre where degreasers from the motor pool were discarded. Chemical mitigation has not worked because of the nature of the soil. The Army finished a five-year assessment of the contamination, but has yet to produce a final report.
- Surface soil, subsurface soil and sediment are contaminated with volatile organic compounds (VOCs) and heavy metals such as iron and arsenic. (Source: <http://www.epa.gov/reg3hscd/npl/MD0000795211.htm> June 5, 2013)

Steep slopes characterize much of the area's perimeter, a limitation on development opportunities.

Water:

The area is within the Potomac River Basin and surface water is drained by the Antietam Creek. The Antietam Watershed drains approximately 187 square miles of Washington County. Two lakes within the proposed area account for 38 acres.

On the former base, the fresh water system consists of one 300,000 gallon reservoir and one million gallon reservoir; the latter being located at Lakeside. The aquifers are self-contained and produce 275,000 gallons of water per day. Washington County operates wastewater treatment at an off-site location. The community is not within a coastal zone.

Groundwater is contaminated with volatile organic compounds (VOCs) and heavy metals such as iron and arsenic. The local water supply does not come from the aquifer in question

Forested Area

The area includes approximately 315 acres of woodland, proximate to the Appalachian Trail and adjacent to more than 275 acres owned by Maryland Natural Resources/Maryland Forests and Parks. These state-owned lands have not been developed for active recreational uses.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

Recycling/Solid Waste:

Washington County has adopted a Solid Waste Management & Recycling Plan, approved by the Maryland Department of Environment. As an unincorporated area, Fort Ritchie-Cascade is included in Washington County's plan. The sparse population of the area does not currently justify enhanced recycling services based upon costs. The county's plan recommends annual program evaluation to determine viability of additional services.

The nearest county-operated recycling facility is the Greensburg Convenience Center (north of Smithsburg), with an additional drop off ("green box") site at the Smithsburg Fire station. Countywide initiatives include educational outreach to residents and businesses, marketing, and community engagement activities to promote the "why and how" of recycling.

Energy Conservation:

Local electric provider Potomac Edison/First Energy offers programs that support the EMPOWER Maryland Energy Efficiency Act. These include a home energy analyzer tool, and various rebates to encourage conservation. No local community-based energy conservation program currently exists.

Water Conservation:

No water conservation effort is currently targeting area residents. Repairs are planned for the sewer collection system. This will reduce the quantity of wastewater treated at the county's local treatment facility by addressing the infiltration and inflow of surface water into the collection pipes.

Fresh Foods and Local Products:

No local programs currently address access to local goods.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

Within the area of the former base, local and state regulations governing stormwater management did not apply to US Army-constructed facilities.

Since the transfer from Federal ownership, Washington County requires compliance with current stormwater management regulations. These requirements are imposed through the subdivision approval process, and occupancy approvals for existing vacant buildings (even when a building's site is not subdivided from a larger parcel.) Because most existing buildings at Fort Ritchie are vacant and require county approval prior to occupancy, local government has a unique opportunity to mandate redevelopment that complies with current standards.

A deteriorating wastewater collection system means that surface water infiltrates the pipes and directs runoff to the county's nearby treatment plant.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

STRENGTHS

Favorable Cost Environment. The Fort Ritchie-Cascade area, and Washington County in general, have substantially less expensive real estate costs, lower labor cost and a lower overall cost-of-living than suburban Maryland counties to the east.

Existing Buildings: The former Army base has a variety of existing facilities available for near-immediate occupancy: office, retail, industrial and residential.

Available sites, with infrastructure:

Excess water capacity.

WEAKNESSES:

Proximity to interstate highways: The proposed Sustainable Community lacks immediate highway access, although elsewhere in Washington County the community has had great success in attracting employers dependent upon trucking, rail and air transportation.

Low demand for real estate: Sales and leasing activity within the area is flat, with long-term vacancies of commercial properties.

Limited number of households: The sparse population of the proposed Sustainable Community impedes the attraction of retail enterprises dependent upon a local customer base, and large employers seeking access to a workforce of relevant size.

No growth in employment opportunities, with no recovery of the lost employment from the base closure.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

Residential construction trend: 5 residential units were built in 2005 or later (American Community Survey 2007-2011)

Homeownership rate: 67.4 (2010 US Census)

Foreclosure rate: 1 in 317 (RealtyTrac, July 2013)

Property values:

Sale: \$144,700 (median value; Zillow Home Value Index, July 19, 2013)

Rental cost: \$803/month (American Community Survey 2007-2011)

Housing affordability:

Renters experience a greater challenge in meeting housing costs, with 48.5% reporting that Gross Rent as a Percent of Household Income is 35% or more of the budget. The corresponding number for homeowners is 27.6%

NOTE: The above characteristics were reported for the zipcode 21719, as this better corresponded to the boundaries of the proposed Sustainable Community.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

Age (median): 36.1

Race: 93.7% White; 3% Black/African American

Household size (average): 2.64

Household income (median): \$56,250

Educational attainment: 38.7 % High school graduate; 12.8% Bachelor's degree; 6.3% Graduate or Professional degree

Families below Poverty Level: 10.4%

Unemployed: 9.4%

Ancestry: 41.2% German; 24.9% Irish

NOTE: The above characteristics were reported for the zipcode 21719, as this area better corresponded to the boundaries of the proposed Sustainable Community.

SOURCES: 2010 US Census; American Community Survey 2007-2011

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

The Workgroup includes representatives from the appropriate County government departments, the local redevelopment authority (a primary property owner), as well as representatives from the community.

PenMar Development Corporation:

Dori Nipps, Executive Director

Sharon Disque, Vice Chair (also Executive Director, Hagerstown Neighborhood Development Partnership, Inc.)

Local Redevelopment Authority and major property owner, controlling approximately half the acreage of the proposed SC Area, with related infrastructure, residential and commercial structures, lakes and recreational land; leasing, sales and maintenance of assets on the former US Army base.

Washington County Government:

1. Planning & Zoning - Steve Goodrich, Director

Analysis and maintenance of land use and infrastructure planning documents, including the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Forest Conservation Ordinance; Historic District Commission administration.

2. Economic Development Commission - Bob Mandley, Project Coordinator

Business attraction, retention and creation for Washington County; a source of leads for future commercial tenants within the SC Area, and champion of issues related to community preparedness.

3. Community Grant Management - Susan Buchanan, Grant Manager

Identification and administration of grant opportunities, such as Community Legacy and Strategic Demolition.

[NOTE: Washington County government does not have freestanding departments for community development, housing, historic preservation, or other neighborhood revitalization activities. The above individuals represent the relevant departments and functions.]

Cascade Community - Upon approval of the Sustainable Community designation, up to three (3) representatives from the community will be added to the team. In preparing the application, PMDC solicited input from individuals with local businesses, the Mountain Heritage Historical Society, and the faith community.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B.Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

STRENGTHS:

Washington County Government staff has lengthy experience in assessing local revitalization projects, crafting strategies and implementing projects. Examples of the countless projects administered by staff include:

- Community Development Block Grant funds (infrastructure, land acquisition)
- Neighborhood Stabilization Program (NSP1, NSP3) funds and project oversight (housing acquisition and rehab; transit center construction)
- Enterprise Zones
- Business park development
- Operation and maintenance of County-owned buildings, grounds and parks
- Construction inspections
- Highway project design, inspection and maintenance
- Appalachian Regional Commission projects
- Economic Development Administration projects

CHALLENGES:

Although government staff has significant experience, other team members (particularly those who will represent the residents of the Sustainable Community area) are less experienced, and the neighborhood beyond the former Army base tends to eschew public sector assistance.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**C. Public Input:**

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? *(Answer Space 4,000 characters)*

Preparation and review of the application was shared with stakeholders through a variety of activities, including:

- Distribution of drafts to workgroup members, the Board of Directors of PenMar Development Corporation, and local community representatives
- Posting of the application on the PenMar website
- Distribution to the One Mountain Foundation
- Public hearing/Resolution (Board of County Commissioners)
- Release of draft on social media

IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)

The County's Comprehensive Plan establishes a policy framework that shall be the principal source of land use, environmental, and growth policy. All other County plans and programs shall be consistent with, and supportive of, that framework.

GOAL 1: PROVIDE OPPORTUNITIES FOR INDIVIDUAL CHOICE AND SELF FULFILLMENT

- Establish a variety of residential housing types, densities and locations.
- Promote the development of sites for economic development that have the ability to generate a variety of employment opportunities.
- Provide recreational locations and sites that will create the opportunity to pursue various active and passive leisure activities.
- Promote the location of public safety, emergency service and health care facilities to foster accessibility to all residents.
- Encourage use of different modes of transportation by providing facilities that allow for different transportation options.

GOAL 2: PROMOTE A BALANCED AND DIVERSIFIED ECONOMY, INCLUDING AGRICULTURE

- Maintain at least 50,000 acres of land in the County in agricultural production.
- Preserve mineral resource areas for continued production
- Promote retention and expansion of existing businesses while encouraging the development of new manufacturing and hi-tech industries to broaden the employment base.
- Provide locations for new industry that encourage the use of existing infrastructure.
- Expand opportunities for recreational, leisure and educational tourism with emphasis on development of heritage tourism attractions.
- Promote educational opportunities that improve the labor force.
- Maximize opportunities for using the airport and railroads in economic development.
- Continue transformation of the former Fort Ritchie military base to the new Lakeside Corporate Center.

GOAL 3: ENCOURAGE THE STEWARDSHIP OF THE ENVIRONMENT AND THE COUNTY'S HERITAGE

- Balance future growth with the need to preserve the historical, cultural and scenic beauty of the County.
- Promote the compatibility of the built and natural environments by ensuring that the scale and character of developments are harmonious with existing conditions.
- Target development away from lands with quality agricultural soils.
- Limit development in sensitive areas.
- Safeguard the unique environmental character of designated special planning areas.
- Promote Rural Legacy initiatives in all rural areas of the County.
- Maintain and expand forest conservation efforts.
- Protect surface and ground water quality through storm water management, on lot sewage disposal, and wellhead protection regulations.
- Encourage recycling and resource conservation.

GOAL 4: ESTABLISH PARAMETERS FOR MANAGING GROWTH

- Concentrate development in designated growth areas.
- Encourage infill development.
- Promote re-utilization of brownfield sites.
- Limit expansion of public water and sewer facilities outside of designated growth areas to only those extensions that

address health issues.

- Locate and time growth so that it does not exceed the capacity of public roads, schools, parks and utilities or so that facilities can be upgraded to accommodate development as needed.
- Promote policies that attribute costs for new services to new users.
- Implement policies that avoid the premature conversion of farmland to non-agricultural uses.
- Develop incentives to encourage development in designated growth areas or disincentives to discourage development in areas not designated for growth.
- Encourage the efficient use of energy and water resources.
- Ensure that the Capital Improvements Plan is consistent with the Comprehensive Plan.
- Promote intergovernmental and interagency cooperation in land use decision-making.

In summary, growth and development should be directed to the Urban or Town Growth Areas and Rural Villages where development now exists to maximize the investment in infrastructure and services.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

The conditions of the area's infrastructure are a primary hurdle to attracting private investment.

As mentioned earlier, storm water management facilities must be improved at buildings on the former base before Washington County will issue new occupancy permits. This creates a significant barrier to attracting new users for the vacant buildings, but an opportunity to bring storm water management up to the state's latest requirements.

On the former base, existing water and sewer lines are privately owned. Sewer lines require relining and/or replacement. The eventual goal is transfer of the water system and sewer collection lines to Washington County, which will allow subdivision of property. Resolution of this issue must be addressed in order to attract private investment, and is a near-term action item for PMDC.

Army-built roadways do not conform to county standards. Again, this impedes leasing, subdivision and sale of buildings and land and is a near-term action item for the redevelopment authority.

Sidewalks and lighting throughout the proposed Sustainable Community area are substandard.

Power and telecommunications infrastructure have surplus capacity.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

In the below list are examples of activities the community will undertake:

- Establishing dedicated open space
- On-going lake and dam maintenance
- Reviewing Design Guidelines established earlier for Fort Ritchie to incorporate lower-impact products and designs for buildings, streets, lighting and pervious surfaces
- Identifying land area for agricultural use (sustainable agriculture)
- Encouraging historic preservation activities and re-use of existing structures
- Requiring improvements to storm water management facilities as site plans and subdivision proceed through the regulatory process
- Incorporating changes to the zoning ordinance to accommodate bicycle-friendly accommodations, such as bike lockers
- Examining long-term forest management plan and forest conservation opportunities
- Maintenance to the sewer collection system within the former Army base

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

PenMar Development Corporation (non-profit Local Redevelopment Authority)

Fort Ritchie Community Center

Washington County Departments of:

- Plan Review & Permitting

- Planning & Zoning

- Public Works

- Parks & Facilities

- Water Quality

- Economic Development

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

The community's key assets are its physical characteristics - the quality of the natural environment, numerous historical structures, and proximity to tourism and recreational attractions. To date, the recreational and residential opportunities remain undeveloped.

Lacking immediate access to interstate highways and population centers, the Fort Ritchie-Cascade area does offer a resort-like setting within 90 minutes of the Baltimore-Washington metropolitan area, with the unusual presence of existing infrastructure with surplus capacity.

The community is located near the summit of the Blue Ridge, along the Appalachian Trail, in a valley surrounded by wooded slopes. Even when in active military use, the base included expansive woodland, 115 acres of recreational open space, an exceptional collection of historic stone structures, and an additional 50 acres of open space or circulation ways in the developed areas.

The low density population cannot support an increase in local retail and services businesses without enhancement from tourism activity. Fortunately, the community's physical characteristics can attract visitors. Civil War destinations are prominent in the region, including the battlefields of Gettysburg, Antietam, Monocacy, and South Mountain. Nearby faith-based retreats include Camp Louise (400 acres; adjacent to the Sustainable Community area; capacity of 600 visitors), and Bellarmine Retreat Center (Blue Ridge Summit area; capacity of 90 visitors).

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

Unlike an urbanized Priority Funding Area, the Fort Ritchie-Cascade community's challenge is to integrate the principles of sustainability into the redevelopment of a largely vacant, rural area, and re-establish the "sense of place" that was lost with the base closure. Policies and guidelines will incorporate the following:

- Mixed land uses (allowed under the current zoning designation) that will enhance the village.
- Re-use of existing structure, preserving the large historic core of the area.
- Development design guidelines respectful of the area's
- Preservation of open spaces, including the historic parade grounds, forested areas and lakes.
- Integration of small scale agricultural and related businesses into the area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

At present, much of the area has the appearance of a state park built by the Civilian Conservation Corps. The challenge is not in establishing community access to the natural environment, but in wisely preserving access as the area redevelops, and introducing capital improvements and programs which increase judicious use by the public.

PMDC and the Washington County Parks & Facilities Department have had preliminary discussions regarding the transfer of the lakes and immediate land to Washington County. This would address the county's shortage of parkland and establish a management framework that accommodates long-term public access to the property with the greatest recreational value. Specific enhancements would be identified at a later date.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

PenMar Development Corporation (non-profit Local Redevelopment Authority)
Washington County Division of Public Works - Parks & Facilities Department
One Mountain Foundation

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

Economic development and business incentives include the following:

High Performance (Green) Buildings Tax Credit Program – Hagerstown-Washington County Economic Development Commission: for the construction, renovation, or remodeling of commercial properties that attain and maintain, for the duration of the creditable time period, a LEED Certification level of Silver, Gold or Platinum.

Fast Track Team – Hagerstown-Washington County Economic Development Commission: expedited approval processes for a business' construction project, creating up to a 50% time savings during the planning processes.

Pad-ready Site Commercial Stimulus Program – Hagerstown-Washington County Economic Development Commission: encourages builders to bring undeveloped land to a shovel-ready state, and also for sites with existing buildings in need of redevelopment; a tax credit of 0.4% (0.004) of the estimated construction cost of the new improvement per year, applicable for three years. The credit can be combined with other qualified tax credit programs, except for Enterprise Zone Tax Credits. The program expires in November 2014.

Tri-County Council Revolving Loan Fund – Tri-County Council for Western Maryland: loans to new and expanding small to mid-sized businesses. The funds are to be used as gap financing, not to exceed 25% maximum of fixed asset costs or 50% maximum of working capital (\$10,000 to 250,000). Maintenance and expansion of job opportunities is a program goal.

Washington County New Jobs Tax Credit – Board of County Commissioners of Washington County: provides eligible companies with a six-year tax credit against both real and personal property taxes.

Appalachian Regional Commission – Tri-County Council for Western Maryland: matching grants economic development related projects, including capital improvements and workforce preparedness.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

Western Maryland Consortium The Western Maryland Consortium provides a wide range of workforce development services for job seekers and employers. Employer services include referral of applicants, customized training, financial aid for on-the-job training, recruitment, and screening assistance. Services are generally provided at no cost to employers.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

The subject area was included in BRAC 1995 (announced closure of Fort Ritchie). The US Army ceased operations at the base in 1998, when most functions moved to Fort Detrick in Frederick County. In total, 1704 military, civilian and civilian contract jobs were lost.

The community's largest employer, the provider of countless amenities, and the de facto local police (MPs), left this relatively isolated village. The initiatives and projects in the plan address the employment opportunities and neighborhood features lost with the closure of the military base.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Hagerstown-Washington County Economic Development Commission
Tri-County Council for Western Maryland
Western Maryland Consortium
PenMar Development Corporation

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

Included on the former Army base are 96 apartment units (2, 3 and 4 bedrooms), owned by PMDC. It is PMDC's intention to sell these units when subdivision issues have been addressed. Possible buyers include a non-profit housing development corporation. If the condition and characteristics of these units prove to be obsolete, then the land area could accommodate replacement housing of not more than the current number of units.

Other undeveloped parcels owned by PMDC are appropriate for new residential construction, most likely for an age-restricted community. The distance from employment centers indicates that the area's best targets for new residents are those whose daily routine does not require a lengthy commute. These include entrepreneurs, the self-employed, retirees, and other individuals who are not actively in the workforce.

These activities will introduce (1) a new level of service management for the existing rental units and/or (2) provide a modern, efficient alternative for homebuyers.

Existing housing "off base" varies from deteriorating trailers to large, well-maintained single family homes. This indicates a need for rehabilitation assistance to low-and-moderate income households.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

An increase in the number of housing units will support a greater variety of shopping and recreational amenities in the immediate area, improving the walkable nature of the community.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

The specific number of units will be determined at a later date, after analysis of market demand and physical traits of the properties. Due to the area's relative distance from government services, retail and employment opportunities, units in Fort Ritchie-Cascade have not attracted low income families. Moderate income households and seniors are more likely to benefit from the natural setting in a community that offers affordable ownership choices.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

PenMar Development Corporation
Non-profit housing development corporation
Private residential developer(s)
Washington County Community Action Council, Inc.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

Within the proposed Sustainable Community area, improvements to the road network on the former base are anticipated, since the roadways were built by the Army and not in compliance with county specifications. Exploiting the setting, walking, hiking and bicycling access is likely to be incorporated into the redevelopment. Details have not been identified since the majority of the project area is still in the stage of conceptual planning. (NOTE: PMDC assumed title to the former base in July 2012)

The low density of the area's population does not lend itself to bus or rail transit. Car and vanpool opportunities will depend upon the eventual density of the housing. If these latter choices become feasible, a location for an appropriately sized park-n-ride lot would be anticipated.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) *(Answer Space 4,000 characters)*

The area is not proximate to transportation centers.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

Hagerstown-Eastern Panhandle Metropolitan Planning Organization
PenMar Development Corporation

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)

To encourage additional investment, both public and private, the workgroup will:

1. Identify and coordinate grant opportunities with the relevant department within Washington County government to address:
 - conditions of the area's infrastructure, particularly water and sewer systems and road network.
 - maintenance of existing historic structures and housing stock
 - improvements to public spaces
2. Review private sector investment opportunities identified by PMDC (the Local Redevelopment Authority and primary land owner), seeking to:
 - maximize the economic impact that sales and lease of real property will generate
 - coordinate PMDC's economic goals with the objectives of the Sustainable Communities Plan
3. Seek non-monetary solutions that will:
 - increase the demand in investment in real property
 - improve quality of life for local residents

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? *(Answer Space 4,000 characters)*

The Sustainable Community Plan is derived from Washington County's most recent policies and initiatives and is inherently consistent with those regulations and activities.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments? *(Answer Space 4,000 characters)*

The plan addresses the primary internal weaknesses which have prevented subdivision of property and occupancy of existing buildings:

- unresolved infrastructure issues
- needed storm water management improvements

Resolving the above issues is essential to attracting private sector investment.

The plan also combats the impact of long-term vacancies of structures by creating a unique community that offers economic, cultural and environmental amenities not found in the nearby region.

V. PROGRESS MEASURES**For the Plan parts of section IV (A through F):****(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)**

The Sustainable Communities Plan strives to re-establish a vital community, addressing the void created by the closing of the US Army's Fort Ritchie. The specific outcomes include:

1. Creating improved recreational assets and guaranteeing long-term public access, particularly to the historic parade ground, lakes and forested areas.
2. Stimulating small business opportunities appropriate for the area that will create uses for existing vacant facilities.
3. Providing home-ownership opportunities and improving the condition of existing housing stock through new construction and financing programs.
4. Increasing culture and recreational activities to improve further the sense of a unique walkable community.

V. PROGRESS MEASURES

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. *(Answer Space 4,000 characters)*

1. Addressing maintenance and repair issue associated with the water and sewer systems; transferring these systems from private to public ownership, assuring further compliance with regulations.
2. Bringing storm water management facilities to current standards through site plan review and permitting processes.
3. Improving the variety of and access to local food products through small-scale agriculture and linkages with growers in the immediate region.
4. Increasing occupancy in the existing buildings, and thereby increasing employment.
5. Transferring appropriate assets to a public entity for recreational uses.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date